

ITEM 6-A

CITY OF ALAMEDA Memorandum

To: Honorable President and
Members of the Planning Board

From: Andrew Thomas, AICP
Acting City Planner

Date: October 22, 2012

Re: Zoning Administrator and Design Review Recent Actions and
Decisions

Since the last regular scheduled Planning Board Meeting the Zoning Administrator or Planning Staff has or will take action on the following applications. Copies of the plans are available at:

<http://www.cityofalamedaca.gov/City-Hall/Recently-Approved-Planning-Projects>

Zoning Administrator Hearings

On October 16, 2012, the Zoning Administrator will consider approving the following applications:

PLN12-0230 – 1928 High Street – European Auto. Use Permit and Design Review approval to add a smog test only facility to the existing business. A portion of vehicles to be tested will not be in an enclosed structure, which requires a use permit. Exterior changes consist of removing one window facing Fernside Blvd and replacing it with a garage door.

PLN12-0258 – 2507 Chester Street. Design Review and Variance request for a 167-square foot addition to the rear second story of an existing two-story residence. The variance is required to vertically extend an existing non conforming rear yard setback of 4-feet, when 20-feet is ordinarily required.

PLN12-0319 – 523 South Shore Center. Request for Use Permit to construct and an outdoor ice skating rink from November 10, 2012 to January 21, 2013 in the Southshore Center parking lot between Petco and Park Street

PLN12-0259 – 2501 Monarch. Request for Use Permit and Design Review to an outdoor seating area for a brewery on the rear (west side) of the existing building and build a grain silo on the east side of the building located at 2501 Monarch Drive

Design Review Approvals

PLN12-0252 1 Clubhouse Memorial Road (Action Date 10-8-12)

The project consists of installing one additional twelve (12) inch microwave antenna on an existing monopole located at the Chuck Corica Golf Course.

PLN12-0317 1529 Versailles Avenue (Action Date 10-9-12)

Amend the scope of work approved under Design Review PLN11-0107 (currently under construction). Additional changes include: window and door modifications, replacement of brick front stair with wood siding to match the home, 1 new front window and 2-story balcony, and extended rear balcony.

PLN12-0314 3009 Central Avenue (Action Date 10-9-12)

Window and door changes in addition to work approved under design review PLN12-0138 on May 15, 2012.

PLN12-0276 2625 Washington Street (Action Date 10-15-12)

The project consists of constructing a new 162 square foot single story addition in the rear of an existing residence. Work will replace two previously constructed additions that were done without benefit of permits. The proposal includes extending the existing non-conforming 2-foot 6-inch right side yard set back towards the rear of the property. Work also includes replacing all existing aluminum windows with wood aluminum-clad windows.

PLN12-0002 1547 Sherman Street (Action Date 10-15-12)

The project consists of renovating and expanding an existing 1,627 square foot, two-family duplex to a 2,978 square foot, two-family duplex with detached two-car carport and two tandem parking spaces for a total of four off-street parking spaces; moving the existing structure ten feet back from the front property line; replacing existing aluminum windows with new wood clad and vinyl windows; and installing front, rear and side yard landscaping. The project is located within an R-4 (Neighborhood Residential) zoning district.

PLN12-0003 1543 Sherman Street (Action Date 10-15-12)

The project consists of renovating and expanding an existing 2,634 sq ft duplex to a 2,929 sq ft single family home with an attached two-car garage; moving the existing structure ten feet back from the front property line; replacing existing aluminum windows with new wood clad and vinyl windows; and installing front, rear and side yard landscaping.

PLN12-0313 3247 Thompson Avenue (Action Date 10-22-12)

The project consists of replacing 27 existing windows on the home at 3247 Thompson Avenue. A combination of wood true divided lite windows and aluminum windows will be replaced with vinyl windows without divided lites. The proposed work was started without the benefit of City approval or City permits.

PLN12-0208 2516 Blanding Ave (Action Date 10-22-12)

The project consists of constructing a roof deck with railing on top of an existing two-story building.

PLN12-0334 1317 Bay Street (Action Date 10-22-12)

The project consists a 1,429 sq. ft. basement conversion and a 288 sq. ft. 1-story rear addition. New wood-framed windows to match the existing windows will be added and exterior trim will be salvaged for reuse.

PLN12-0325 2595 Mecartney Road (Action Date 10-22-12)

The project consists of the addition of three (3) panel antennas, two (2) microwave dishes, and four (4) equipment cabinets to an existing cell phone monopole antenna. The new equipment will increase the height of the existing sixty-eight (68) foot monopole by ten (10) feet.

PLN12-0333 3225 Mecartney Road (Action Date 10-22-12)

The project consists of the removal and replacement of one (1) existing light standard, with one (1) new light standard of similar height to support nine (9) new antennas, and the addition of one (1) new equipment cabinet.

PLN12-0335 2601 La Jolla Drive (Action Date 10-23-12)

The project consists of a two story addition on the side (east) elevation and a two story addition on the rear (south) elevation of the residence which will enlarge two existing bedrooms on the second floor, add a new bathroom on the second floor, enlarge the existing kitchen on the first floor, and add an elevator. An expansion of the existing garage on the side (west) elevation of the residence necessitates enlargement of the existing curb cut, and relocation of an existing ten (10) foot tall accessory structure. A total of 748 square feet of habitable space will be added to the residence. A total of 360 square feet will be added to the enlarged garage.

Planning Board Options:

The Planning Board may accept this report or call one or more of the applications for review by the Planning Board at a future public hearing.

RECOMMENDATION:

Staff recommends that the Planning Board accept this report.

RESPECTFULLY SUBMITTED BY:

A handwritten signature in blue ink that reads "Andrew Thomas". The signature is written in a cursive style with a large initial 'A'.

ANDREW THOMAS
PLANNING SERVICES MANAGER